Villa
Island Brac, Dalmatia

Ref	RE-LB10339-21
Type	Villa
Region	Dalmatia › Island Brac
Location	Island Brac
Front line	Yes
Sea view	Yes
Distance to sea	1 m
Floorspace	445 sqm
Plot size	4100 sqm
No. of bedrooms	5
No. of bathrooms	8
Price	€ 3 800 000

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Real Estate in Croatia

Very special luxury villa with swimming pool on the island of Brac!
Fantastic location on a small peninsula!

Total floorspace is 445 m2, land plot is 4100 m2 - unique for Croatia!

The property offers: main building, guest apartment and wellness area.

Main house has surface of 225 m2. It offers spacious salon, dining area, kitchen, halls, four bedrooms with bathrooms en-suite, guest toilet, terraces.
Guest apartment of 70 m2 is composed of bedroom, bathroom, salon with kitchen zone, living and dining areas, terrace.
Wellness-block of 70 m2 is divided between sauna, bathroom, kitchen, toilet, laundry, storages.

There is also a garage for two cars as a valuable supplement.

Spacious landscaped territory is descending to the beach with swimming pool, sunbathing area, grill zone.

There is another luxury villa next door. It can be ideal solution for two friends, two brothers, business partners who want to live nearby.
Excellent location within walking distance to the center of small town with restaurants, bars, supermarkets, coffee shops.
Perfect isolation, utmost privacy but close to infrastructure.
Highly recommended!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

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Price per m²:
8539 €

Average price/m² of this type
in this region:
6431 €

Median price/m² of this type
in this region:
7600 €

Average price/m² of this type
in Croatia:
7957 €

Median price/m² of this type
in Croatia:
6667 €

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